

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 6 of 2006



MP 06-06: proposed master plan of Brazos County Exposition Center Subdivision, Phases 1-3

SIZE AND LOCATION: 159.02 acres of land located at the east corner of State Highway 47 and F.M. 1688 (Leonard Road) in far west Bryan, Brazos County, Texas

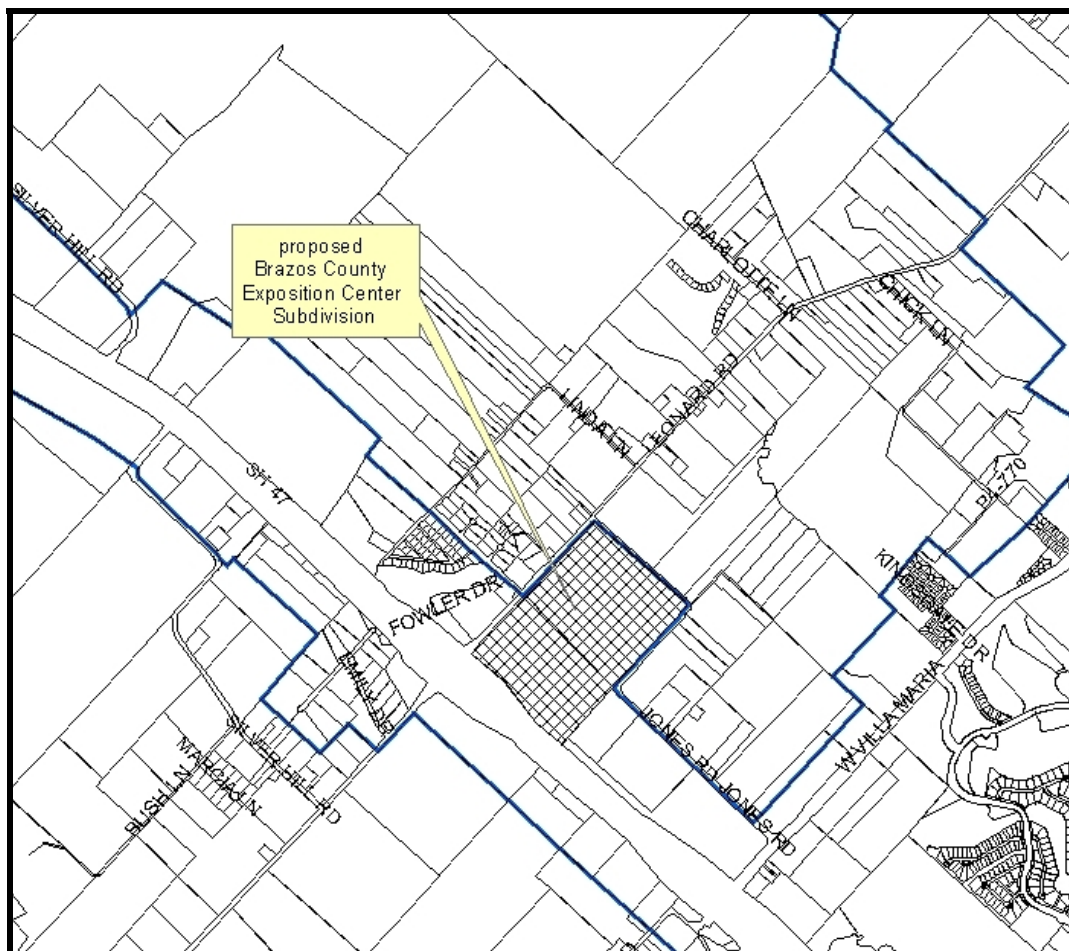
EXISTING LAND USE: vacant acreage

APPLICANT(S): Brazos County

AGENT: Kling Engineering and Surveying

STAFF CONTACT: Martin Zimmermann, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed mater plan.



[INSERT COPY OF DRAFT MASTER PLAN]

ANALYSIS:

The proposed master plan of Brazos County Exposition Center Subdivision shows proposed subdivision of this 159+ acre site into three lots of approximately 56, 42 and 60 acres, respectively. Proposed lot boundaries correspond to boundaries of three phases, which, when completed, are planned to accommodate the proposed Brazos County Exposition Center.

The proposed master plan of Brazos County Exposition Center Subdivision complies with all requirements of the Subdivision Ordinance for such master plans.

RECOMMENDATION:

The Site Development Review Committee and Staff recommend **approving** this proposed master plan of Brazos County Exposition Center Subdivision, Phases 1-3.